

S U M M A R Y

FILE NO.	2264	Thomas Guide Map No.	660
		Date Received:	07/16/07
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ENTITY	City of North Bend	Date Filed:	
ACTION	Petition for Land Annexation	Expiration 45 Days:	08/30/07
TITLE	Maloney Grove/Thrasher "B" Annexation	Board Meeting:	08/09/07

Location	The annexation site is entirely surrounded by the City of North Bend. The western boundary of the site is formed by Mountain View Boulevard SE. Maloney Grove Avenue SE/Thrasher Avenue SE forms the eastern boundary of the site. The northern boundary of the site is formed by SE Cedar Falls Way. The southern boundary of the site is generally formed by SE 10 th Street.
Land Area	Approximately 25.16 acres
Land Use	Single-Family Residential Use
Population	Approximately 25 persons
Assessed Valuation	\$4,701,000
County Comprehensive Plan Designation	Low-Density Residential Use
County Zoning	Urban Residential
City Comprehensive Plan	Low-Density Residential Use
City Zoning	Residential Use: LDR (Maximum 4 dwelling units per gross acre);
District Comprehensive Plan	City of North Bend Comprehensive Plan
District Franchise	No franchise is required for service to the Maloney Grove/Thrasher "B" Area.
Urban Growth Area (UGA)	The site is located within the Urban Growth Area as identified under the State Growth Management Act, King County Comprehensive Plan and City of North Bend Comprehensive Plan

SEPA Declaration

The proposed annexation is exempt from SEPA pursuant to RCW 43.21C.222.

ENTITIES/AGENCIES NOTIFIED:

King County Council Member(s) Kathy Lambert

King County: Clerk of Council, Department of Natural Resources (DNR); Department of Development and Environmental Services (DDES), Department of Assessments, Department of Transportation (DOT), State Department of Ecology (DOE), King County "911" Program, Office of Management and Budget, Deputy Prosecuting Attorneys' Office, King County Records and Election Division, Fire Marshal Division, Historic Preservation Program, Puget Sound Regional Council, Community and Human Services, Public Health Department

Cities: Snoqualmie

Fire Districts: King County Fire Protection District No. 38; Eastside Fire and Rescue (No. 10)

Water Districts: City of North Bend Water Services; Fall City Water District; King County Water District No. 123

Sewer Districts: City of North Bend Sewer Services

School Districts: Snoqualmie Valley School District No. 410

SUMMARY (File No. 2264)

The City of North Bend proposes the annexation of approximately 25.16 acres, known as the Maloney Grove/Thrasher "B" Annexation. This annexation was proposed under the 60% petition method, pursuant to RCW 35A.14. North Bend City Council adopted the petition for annexation in May, 2007.

The annexation site is entirely surrounded by the City of North Bend. The western boundary of the site is formed by Mountain View Boulevard SE. Maloney Grove Avenue SE/Thrasher Avenue SE forms the eastern boundary of the site. The northern boundary of the site is formed by SE Cedar Falls Way. The southern boundary of the site is generally formed by SE 10th Street.

The unincorporated area is included in the "Annexation Element" of the City of North Bend Comprehensive Plan and is located within the North Bend Potential Annexation Area. The proposed action is consistent with City of North Bend Comprehensive Plan policies addressing annexation, including those provisions which call for inclusion of urban areas within the City together with protection of and provision of services to incorporated areas, including but not limited to:

- LU- Goal 7: Provide for protection for the City of North Bend Growth Area.
- LU – Goal 8: Annex areas within the Urban Growth Area consistent with County and City policies.
- H – Goal 4: Provide adequate land capacity for forecast growth within the Urban Growth Area.
- Utility – Goal 1: Provide utilities at appropriate level of service to current consumers and to accommodate new growth and development.
- CF – Goal 2: Provide capital facilities at appropriate level of service to current consumers and to accommodate new growth and development.
- NRL – Goal 5: Work with County to encourage retention of agricultural, pasture and forest lands within the City's sphere of influence.

The Maloney Grove/Thrasher "B" property owners are seeking annexation to North Bend in order to participate in and benefit from local governance. Property owners are also seeking to develop lands under municipal guidelines.

Presently the Maloney Grove/Thrasher "B" Area includes single-family residential dwellings as well as vacant land suitable for residential development. The City of North Bend proposes residential zoning at R-4 (maximum 4 dwelling units per gross acre) in order to accommodate growth at densities and efficiencies consistent with adopted Countywide goals and City policies for urban growth.

The City of North Bend has planned for growth at this level of urban density and has established standards to guide ongoing uses and new development on the Maloney Grove/Thrasher "B" properties following annexation. More specifically, the City of North Bend is prepared to provide development review based upon local standards and applicable King County guidelines.

Similarly, the City will provide environmental review to the annexation area based upon extensive local, regional and state regulations for protection of environmentally sensitive areas (e.g., topography, vegetation, water bodies, flood plains and floodways).

The City of North Bend intends to provide the Maloney Grove/Thrasher "B" Area with public services – directly or by contract -- as follows:

- The King County Sheriff's Office will provide police services.
- The City of North Bend, working with King County Fire Protection District No. 38 and Eastside Fire and Rescue (No. 10) will provide fire protection services and emergency medical services;
- The City of North Bend will also establish storm water management system requirements for the Maloney Grove/Thrasher "B" Area.

The City of North Bend intends, ultimately, to provide water services to all properties in the Maloney Grove/Thrasher "B" Area. However, there is currently a water service moratorium in place which permits water service only to existing development and redevelopment. No new development would be permitted. Under the aegis of the County, property owners may seek permits to establish private wells for water service.

Further, the City of North Bend intends, ultimately – and upon citizen request -- to provide sewer services to all properties in the Maloney Grove/Thrasher "B" Area. At present all properties in the annexation area are on septic systems.

The City of North Bend is working with the State Department of Ecology to restore the rights of the City to issue water permits and provide for sewer systems. City officials believe that an agreement to restore water rights will be approved in September of 2007. The City of North Bend supports annexation to permit a more coordinated water service system and sewer services to preserve public health and welfare.

City and County library facilities, law and justice facilities, human services, and parks and recreation facilities would be available to the community. Children would continue to attend schools in the Snoqualmie School District No. 410.

The City of North Bend reports that the proposed annexation conforms to the State Growth Management Act (RCW 36.70A.) For example, the annexation is supported by RCW 36.70.20, which requires community planning goals, for urban growth, services and infrastructure, and environmental preservation. Additionally, the application reportedly is consistent with RCW 36.70A.020 (1), encouraging development in urban areas where there are adequate public services. Annexation would also permit urban growth – and protection of environmentally sensitive areas – as envisioned in the Growth Management Act.

More specifically, City representatives report that – based upon the pending agreement with the State of Washington to restore water rights -- the proposed Maloney Grove/Thrasher "B" annexation is consistent with RCW 36A.70.

Further, the Maloney Grove/Thrasher "B" Annexation is reported to be consistent with the King County Comprehensive Plan. Following are examples of King County Comprehensive Plan/Countywide Planning Policies that are addressed by the proposed Maloney Grove/Thrasher "B" Annexation:

- RP-101: The County and cities should work together to develop safe, effective, attractive communities.
- U-101: Urban communities should be developed and maintained as healthy and diverse places to live, work, shop, and enjoy recreational facilities.
- U-201: The County and cities should work together to focus growth in urban communities through support of annexations pursuant to County and local comprehensive plans.
- F-101: The County, cities, and special purpose districts shall plan as partners to annex and serve urban areas within a Potential Annexation Area.
- FW-12: Cities are the appropriate providers of local urban services to Urban Areas.
- LU-31: The County should identify urban development areas within the Urban Growth Area.
- LU-32: The County should encourage cities to annex territory within their designated potential annexation areas.
- LU-33: Land within a city's potential annexation area shall be developed according to local and regional growth phasing plans.
- CO-1: Jurisdictions shall identify and plan for provision of a full-range of urban services
- CA-6; 10; 12: Jurisdictions shall plan for and implement protection of the natural environment, including aquifer preservation, storm-water runoff control and flood hazard reduction.

- U-204: The County should support annexations that are consistent with Countywide Planning Policies and the State Growth Management Act.
- U-208: Land capacity shall be provided for residential, commercial and industrial growth.
- U-304: Growth should be focused within city boundaries.

More specifically, City representatives report that – based upon the pending agreement with the State of Washington to restore water rights -- the proposed Maloney Grove/Thrasher “B” annexation is consistent with the King County Comprehensive Plan.

The proposed Maloney Grove/Thrasher “B” Annexation is reportedly consistent with the provisions of RCW 36.93 (Boundary Review Board Regulations). For example, this annexation would be consistent with Objective 1, which calls for the preservation of neighborhoods. This area is linked to North Bend by geographic features social fabric (e.g., similar land uses, open spaces, common terrain features).

Similarly, the annexation would be consistent with Objective 2, which calls for the use of physical boundaries to demarcate an annexation area. For the Maloney Grove/Thrasher “B” Area, boundaries are primarily formed by roadways and by existing City boundaries.

The Maloney Grove/Thrasher “B” Annexation would also be consistent with Objective 3, which calls for creation of logical service areas. Local residents have petitioned for annexation in order that all services and land use regulations affecting their area may be efficiently coordinated by a single local government unit. Upon restoration by the State of Washington of water rights (anticipated to occur in September of 2007), the City of North Bend is prepared to govern and serve the area.

The proposed annexation is also reportedly consistent with Objectives 4-7, which call for the achievement of reasonable boundaries for a jurisdiction. The Maloney Grove/Thrasher “B” Annexation Area lies within the North Bend PAA and is entirely surrounded by the City of North Bend, so this incorporation is consistent with City plans to govern and serve the area. This annexation would also be consistent with Objective 8, which calls for inclusion of urban areas within municipalities.

Objective 9 does not apply to the Maloney Grove/Thrasher “B” Annexation as lands in this area are not now – nor planned in the future to be – designated for long-term agricultural uses.

The City of North Bend has conducted fiscal analyses related to the proposed Maloney Grove/Thrasher “B” Annexation. At present levels of development, City expenditures are estimated as being negligible. Revenues are estimated at \$7,326. The City has not conducted detailed fiscal analyses for future revenues and expenditures as – based upon the fact that development is not currently proposed, and as growth is anticipated to occur in increments of limited size – certainty would be difficult to achieve in such a study.

However, City officials anticipate that the jurisdiction will have sufficient resources to serve the Maloney Grove/Thrasher “B” Annexation Area over time without a significant impact with respect to cost and adequacy of services, finances, debt structure, or rights of other governmental units. This finding is based upon the fact that revenue will be provided as property owners will assume their share of the regular and special levy rate of the City for capital facilities and public services. Future capital needs and costs will be considered under the North Bend Capital Improvements Plans and Policies.

The City of North Bend supports this annexation in order to serve citizens of the area. New residential development and coordinated services would benefit the greater North Bend community.